

Notes:

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- FLOOD STATEMENT: According to Community Panel No. 48085C0265 G, dated January 19, 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Frisco, Texas.

Dated this _____ day of _____, 2009.

Dana Brown
Registered Professional Land Surveyor #5336
Kimley-Horn and Associates, Inc.
5750 Genesis Court #200
Frisco, Texas 75034
972-335-3580

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF FRISCO

WHEREAS, BHFS I, LLC is the owners of a tract of land out of the W.B. WATKINS SURVEY, Abstract No. 1004, in the City of Frisco, Collin County, Texas, being all of tract of land described as Tract 3 in deed to BHFS I, LLC recorded in Collin County Clerk's File No. 20070806001089750 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the easterly most southeast corner of Lot 9, Block F1, Frisco Square, Phase 2, an addition to the City of Frisco according to the plat thereof recorded in Cabinet P, Page 724 of the Map Records of Collin County, Texas and being more particularly described as follows:

THENCE with the east line of said Lot 9, North 07°39'03" West, a distance of 249.00 feet to a 1/2" iron rod found for corner;

THENCE with the north lines of said Lot 9, the following courses and distances to wit:
South 82°20'57" West, a distance of 252.44 feet to a 1/2" iron rod found for corner;
North 04°55'00" West, a distance of 84.59 feet to a 1/2" iron rod found for corner;
South 85°05'00" West, a distance of 155.29 feet to a 1/2" iron rod found for corner;
North 04°55'00" West, a distance of 96.00 feet to a 1/2" iron rod found for corner in the south right-of-way line of Main Street (variable width ROW);

THENCE with said south right-of-way line, the following courses and distances to wit:
North 85°05'00" East, a distance of 162.14 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 2608.02 feet, a central angle of 15°46'18", and a chord bearing and distance of South 87°01'52" East, 715.64 feet;
Southeasterly, with said curve, an arc distance of 717.90 feet to a point for corner;
South 79°08'43" East, a distance of 162.10 feet to an X in concrete found for the intersection of the south right-of-way line of said Main Street and the west right-of-way line of John W. Elliott Drive (60' ROW);

THENCE with said west right-of-way line, South 11°13'57" West, a distance of 500.66 feet to a 1/2" iron rod found for corner for the intersection of said west right-of-way line of John W. Elliott Drive and the north right-of-way line of Frisco Square Boulevard (74' ROW at this point);

THENCE with said north right-of-way line, South 82°20'57" West, a distance of 657.92 feet to a 1/2" iron rod found for the southeast corner of a 0.6550 acre tract described in deed to BHFS IV, LLC recorded in Document No. 20070806001089720 of the Official Public Records of Collin County, Texas;

THENCE leaving said north right-of-way line, and with the east lines of said 0.6550 acre tract, the following courses and distances to wit:
North 07°39'03" West, a distance of 81.75 feet to a 1/2" iron rod found for corner;
South 82°20'57" West, a distance of 25.33 feet to a 1/2" iron rod found for corner;
North 07°39'03" West, a distance of 87.25 feet to a 1/2" iron rod found for corner in the southerly most south line of said Lot 9;

THENCE with said south line, the following courses and distances to wit:
North 82°20'35" East, a distance of 15.91 feet to a 1/2" iron rod found for corner;
North 07°39'03" West, a distance of 58.99 feet to a 1/2" iron rod found for corner;
North 82°20'57" East, a distance of 209.26 feet to the POINT OF BEGINNING and containing 418,148 square feet or 9.5994 acres of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BHFS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **FRISCO SQUARE, LOT 1, BLOCK C AND LOT 1, BLOCK D**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BHFS I, LLC does herein certify the following:

- The streets and alleys herein are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this _____ day of _____, 2009.

BHFS I, LLC, a Delaware limited liability company

By: _____

Print Name and Title

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned Authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2009 by the
Planning and Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

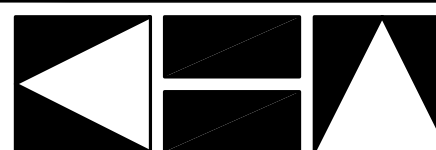
CITY SECRETARY

CITY ENGINEER

PLANNING DEPARTMENT

CONVEYANCE PLAT
OF
FRISCO SQUARE
LOT 1, BLOCK C
AND LOT 1, BLOCK D
BEING 9.5994 ACRES OUT OF THE
W.B. WATKINS SURVEY, ABSTRACT NO. 1004
CITY OF FRISCO, COLLIN COUNTY, TEXAS

CITY PROJECT NO. CP09-0006



Kimley-Horn
and Associates, Inc.

5750 Genesis Court, Suite 200
Frisco, Texas 75034

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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60"	DAB	SRD	05-14-2009	64343006	1 OF 1